

Note: The following cases are included in this ad.
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Process No.	Applicant Name
<u>00-335</u>	<u>147 BIRD ROAD DEVELOPMENT, INC.</u>
<u>01-306</u>	<u>FLORIDA POWER INVESTMENTS, INC.</u>
<u>01-309</u>	<u>RAMON & DALIA SANTACRUZ</u>
<u>01-358</u>	<u>SARLABOUS FAMILY TRUST</u>
<u>01-407</u>	<u>FLORIDA POWER & LIGHT CO.</u>
<u>02-010</u>	<u>JESUS & GRISEL LEON</u>
<u>02-043</u>	<u>CENTURY IV, INC.</u>
<u>02-044</u>	<u>BERNARDO GARCIA</u>
<u>02-065</u>	<u>2002 INVESTMENTS, INC.</u>
<u>02-127</u>	<u>ALICIA SCHWIEGER</u>
<u>02-128</u>	<u>CASTILLIAN & ASSOC., INC.</u>
<u>02-129</u>	<u>CASTILLIAN & ASSOC., INC.</u>
<u>02-133</u>	<u>JOSE & MARIA CORTEGUERA</u>
<u>02-146</u>	<u>GIL AT CORAL WAY, INC.</u>
<u>02-169</u>	<u>ROLANDO & YELINE SANS</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 4/23/02 TO THIS DATE:

HEARING NO. 02-2-CZ10-1 (01-309)

2-54-40
Council Area 10
Comm. Dist. 12

APPLICANTS: RAMON & DALIA SANTACRUZ

- (1) RU-2 to RU-5A
- (2) SPECIAL EXCEPTION to permit site plan approval for a semi-professional office development.
- (3) NON-USE VARIANCE OF LANDSCAPING REGULATIONS to permit a landscaped strip varying in width from 2.5' to 5' (7' wide required) where a parking lot abuts rights-of-way to the north and west, and residentially zoned properties to the south and east.
- (4) NON-USE VARIANCE OF LANDSCAPING REQUIREMENTS to permit 3 lot trees (4 required), zero street trees (5 required) and 18 shrubs (90 required).
- (5) NON-USE VARIANCE OF LOT AREA REQUIREMENTS to permit a lot area of 5,640 sq. ft. (10,000 sq. ft. required).
- (6) NON-USE VARIANCE OF LOT FRONTAGE REQUIREMENTS to permit a lot with a frontage of 60' (75' required).
- (7) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback of 6' (15' required) from the interior side (east) property line.
- (8) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high decorative masonry wall to be erected along all interior and rear property lines; to waive same along the interior side (east) and rear (south) property lines.
- (9) NON-USE VARIANCE OF ZONING REGULATIONS requiring West Flagler Street (a half section line road) to be 100' in width; to vary same to permit a right-of-way width of 42.5' (50' required) on the south side of West Flagler Street.

A plan is on file and may be examined in the Zoning Department entitled "Proposed Zoning Change for Mr. Ramon Santacruz," as prepared by Oscar S. Benitez, Architect," dated 9/5/01 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The north 101.5' of the west 60' of Tract 3, CORRECTED PLAT OF FLAGAMI 2ND ADDITION, Plat book 34, Page 15 in Section 2, Township 54 South, Range 40 East; A/K/A: Lots 7 & 8, Block 3, per Plat book 17, Page 23, less the north 7.5' and less the external area of curve in the N.W. corridor.

LOCATION: 7590 W. Flagler Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 60' x 94'

RU-2 (Two Family Residential)

RU-5A (Semi-professional Offices 10,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/25/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

- (1) SPECIAL EXCEPTION to permit a self-service storage facility.
- (2) MODIFICATION of Condition #2 of Resolution #CZAB10-2-99, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerds/Q Sports,' as prepared by Zamora & Associates, dated last revised 10/15/98, consisting of 3 sheets, along with plans entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10/15/98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7/29/98, along with plans entitled 'Eckerd/Q Sports,' as prepared by Tagliarini Architectural Group, P.A., dated 10/16/97, consisting of 2 sheets and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated 6/10/98, consisting of 4 sheets, and for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated 11/12/01 and consisting of 15 sheets."

- (3) MODIFICATION of paragraph #4 of the Declaration of Restrictions, a covenant running with the land, recorded in Official Record Book 18475, Pages 1701 through 1704, only as it applies to the subject property as follows:

FROM: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Eckerd/Q Sports,' as prepared by Zamora & Associates, Inc., dated last revised 10-15-98, consisting of 3 sheets, along with a plan entitled 'Eckerd/Q Sports,' as prepared by Puig & Martinez, dated last revised 10-15-98, along with a plan entitled 'Boundary Survey,' as prepared by Ford, Armenteros & Manucy, Inc., dated last revised 7-29-98, along with plans entitled 'Q The Sports Club,' as prepared by Tagliarini Architectural Group, P. A., dated 10-16-97, consisting of 2 sheets, and plans entitled 'Q The Sports Club,' as prepared by Cedarwood Architectural, Inc., dated last revised 10-9-98, consisting of 4 sheets, for a total of 11 sheets, except as herein modified to provide a 5' high decorative masonry wall along the north property line."

TO: "4. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled '147 Bird Road Properties,' as prepared by Zamora & Associates, Inc., dated 11-12-01 and consisting of 15 sheets."

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HEARING NO. 02-5-CZ10-1 (00-335)

16-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 147 BIRD ROAD DEVELOPMENT, INC.

PAGE TWO

The purpose of this request is to allow the applicant to submit new plans showing commercial uses (retail and self-service storage units) for this property.

- (4) NON-USE VARIANCE OF ZONING REGULATIONS requiring a 5' high masonry wall along the property line of a business lot where it abuts a residential district; to waive the same along of the interior side (west) property line.
- (5) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a self-service storage building to setback 5' (15' required) from the interior side (west) property line.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Tract "B" of BIRD ROAD PROPERTIES, Plat book 156, Page 20 in Section 16, Township 54 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 42nd Street (Bird Road) and theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.63 Acres

PRESENT ZONING: BU-1A (Business – Limited)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/25/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-3 (01-407)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: FLORIDA POWER & LIGHT CO.

- (1) UNUSUAL USE to permit an electrical distribution substation
- (2) MODIFICATION of Condition #2 of Resolution 4-ZAB-232-93, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Site Plan Southwest Service Center Florida Power & Light,' as prepared by Mark Dowst & Associates, Inc. and dated 1/15/93."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Southwest Substation Site Plan,' as prepared by ICAD, dated 2/6/02 and consisting of 4 sheets."

The purpose of the request is to permit the applicant to submit a revised plan showing an electrical distribution substation.

- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a setback varying from 13.04' to 15.18' (20' required) from the front (west) property line.
- (4) NON-USE VARIANCE OF LANDSCAPING REGULATIONS requiring an 8' wide greenbelt adjacent to the front (S.W. 70th Avenue) property line; to waive same.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1 through 32, inclusive, of Block 77, of the AMENDED PLAT OF CENTRAL MIAMI, PART THREE COMMERCIAL SECTION, Plat book 25, Page 42; TOGETHER WITH THE FOLLOWING DESCRIBED PROPERTY: The south ½ of the S.W. 37th Street Right-of-Way, that lies north of and adjacent to the north line of Lot 1, of said Block 77, bounded on the west by the west line of said Lot 1 extended to the north and bounded on the east by the east line of said Lot 1, extended to the north.

LOCATION: 3925 S.W. 70 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.95 Acres

PRESENT ZONING: IU-1 (Industry – Light)

THE FOLLOWING HEARING WAS DEFERRED FROM 6/25/02 TO THIS DATE:

HEARING NO. 02-6-CZ10-2 (02-65)

15-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: 2002 INVESTMENTS, INC.

AU & EU-1 to RU-1(M)(b)

SUBJECT PROPERTY: PARCEL "#C-21": That portion of a tract in the plat of J.G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows: The east ½ of Tract 14A lying in Section 15, Township 54 South, Range 39 East, as shown on the aforementioned plat of J. G. HEAD'S FARMS, reserving for road purposes, the north 15' thereof and the east 35' and the south 25' thereof.

LOCATION: The Southwest corner of S.W. 26 Street (Coral Way) & theoretical S.W. 142 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.74 Acres

AU (Agricultural – Residential)
EU-1 (Estates 1 Family 1 Acre Gross)
RU-1(M)(b) (Modified Single Family 6,000 sq. ft. net)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/16/02 TO THIS DATE:

HEARING NO. 02-4-CZ10-4 (02-10)

18-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: JESUS & GRISEL LEON

- (1) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing townhouse residence to setback 8.11' (20' required) from the rear (south) property line.
- (2) NON-USE VARIANCE OF ZONING REGULATIONS to permit a patio area of 235 sq. ft. (500 sq. ft. required).

A plan is on file and may be examined in the Zoning Department entitled "Grisel & Jesus Leon," as prepared by Wilkin-Medina & Assoc., dated 12/2001 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 2, KARLAN TOWNHOUSES SUBDIVISION, Plat book 105, Page 24.

LOCATION: 11224 S.W. 33 Circle Place, Miami-Dade County, Florida.

SIZE OF PROPERTY: 89.83' x 30'

PRESENT ZONING: RU-TH (Townhouse – 8.5 units/net acre)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/16/02 TO THIS DATE:

HEARING NO. 02-3-CZ10-2 (01-358)

10-54-40
Council Area 10
Comm. Dist. 10

APPLICANT: SARLABOUS FAMILY TRUST

- (1) MODIFICATION of Condition #2 of Resolution Z-227-87, passed and adopted by the Board of County Commissioners, and further modified by Resolution 5ZAB-56-95, passed and adopted by the Zoning Appeals Board, and reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed Covered Walkway for the Sarlabous,' as prepared by Gilberto E. Mojica, P.E., dated received 8/3/94 and consisting of 4 pages."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Proposed New Addition for the Sarlabous,' as prepared by E. C. & Assocs., Inc. consisting of 2 sheets; Sheet 1 dated 1/22/02 and Sheet 2 dated 11/5/01."

- (2) MODIFICATION of Condition #4 of Resolution 5ZAB-56-95, passed and adopted by the Zoning Appeals Board and further modified by Resolution 5ZAB-1-96, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "4. That the use shall be limited to a maximum of 22 residents, with fifteen (sic) (13) residents situated within the larger residence (#7930) with a maximum of 9 residents in the second residence (#1061)."

TO: "4. That the use be approved for and be restricted to a maximum of 24 clients."

The purpose of these requests is to permit the applicant to submit new site plans indicating the proposed game room/sitting room addition for a previously approved home for the aged and to increase the number of resident clients from 22 to 24.

- (3) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a proposed addition setback a minimum of 7.5' (50' required; 25' previously approved) from the rear (east) property line.
- (4) NON-USE VARIANCE OF SPACING REQUIREMENTS to permit a CBS building (laundry room) spaced 2' (10' required) from a covered walkway.
- (5) NON-USE VARIANCE OF ZONING REGULATIONS prohibiting parking from backing out onto an adjacent street; to waive same to permit parking spaces to back out onto S.W. 79th Court.

The aforementioned plan is on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 6 & 7, Block 5, FONTAINBLUE GARDENS, Plat book 65, Page 8.

LOCATION: 7930 S.W. 11 Street & 1061 S.W. 79 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.566 Acres

PRESENT ZONING: RU-1 (Single Family Residential)

THE FOLLOWING HEARING WAS DEFERRED FROM 7/16/02 TO THIS DATE:

HEARING NO. 02-5-CZ10-6 (02-44)

2-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: BERNARDO GARCIA

- (1) NON-USE VARIANCE OF LOT COVERAGE REQUIREMENTS to permit an attached addition to a duplex resulting in a lot coverage of 40% (30% permitted).
- (2) NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit a rear setback of 11.55' (25' required) from the rear (west) property line.
- (3) NON-USE VARIANCE OF PARKING REQUIREMENTS to permit one parking space per unit (two required per unit).

A plan is on file and may be examined in the Zoning Department entitled "Addition & Remodeling to Residence of Bernardo Garcia," as prepared by Oscar S. Benitez, Architect, dated 2/6/02 and consisting of 1 sheet. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 29, of WINONA PARK, Plat book 17, Page 49.

LOCATION: 7500 N.W. 2 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 125'

PRESENT ZONING: RU-2 (Two Family Residential)

HEARING NO. 02-9-CZ10-1 (01-306)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: FLORIDA POWER INVESTMENTS, INC.

GU to RU-1M(a)

SUBJECT PROPERTY: The south $\frac{1}{2}$ of Tract 7, J.G. HEAD'S FARMS SUBDIVISION, Plat book 46, Page 44; F/K/A: The south $\frac{1}{2}$ of the north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ in Section 10, Township 54 South, Range 39 East.

LOCATION: The Northeast corner of S.W. 147 Avenue and theoretical S.W. 17 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.5 Acres

GU (Interim)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

APPLICANT: CENTURY IV, INC.

(1) RU-1 & BU-2 to IU-1

REQUEST #1 ON PARCEL "A"

(2) RU-1 to RU-2

REQUEST #2 ON PARCEL "B"

SUBJECT PROPERTY: PARCEL "A": A parcel of land in Section 14, Township 54 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14; thence run N/ly along the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14 for a distance of 50' to the Point of beginning; thence run N89°20'14"E, along a line parallel with and 50' of north as measured at right angles to the south line of said Section 14, for a distance of 18.28'± (18.67' calculated) to a point on the west right-of-way line of S.W. 69th Avenue; thence run N0°1'4"E, along the west right-of-way of S.W. 69th Avenue, for a distance of 200.01' to a point; thence run S89°20'14"W, along a line parallel with and 250' north of as measured at right angles to the south line of said Section 14, for a distance of 99.98' to a point, said point being 100' east of as measured perpendicularly to the west right-of-way line of the Florida East Coast Railway Company Right-of-Way; thence run S0°1'28"W, along a line parallel with and 100' east of as measured at right angles to the said west right-of-way line of the Florida East Coast Railway Company Right-of-Way, for a distance of 200.01' to a point, said point being 50' north of as measured at right angles to the south line of said Section 14; thence run N89°20'14"E along a line parallel with and 50' north as measured at right angles to the south line of said Section 14, for a distance of 81.72' (81.34' calculated) to the Point of beginning; AND: PARCEL "B": A parcel of land in Section 14, Township 54 South, Range 40 East, being more particularly described as follows:

Commence at the Southeast corner of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14; thence run N/ly along the east line of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of said Section 14 for a distance of 50' to a point; thence run N89°20'14"E, along a line parallel with and 50' north of as measured at right angles to the south line of said Section 14, for a distance of 18.28'± (18.67' calculated) to a point on the west right-of-way line of S.W. 69th Avenue; thence run N0°1'4"E, along the west right-of-way line of S.W. 69th Avenue; for a distance of 200.01' to the Point of beginning; thence continue N0°1'4"E, along said right-of-way, for a distance of 1,030.17' to a point, said point being 90' north of the Southeast corner of Lot 5, Block 79, AMENDED PLAT OF CENTRAL MIAMI PART 3, COMMERCIAL SECTION, Plat book 25, Page 42; thence run S89°23'26"W for a distance of 42.38' to a point on the west line of said Lot 5; thence run N1°2'7"W along the west line of said Lot 5 for a distance of 62.38' to a point on the south line of said Lot 5; thence run S89°19'5"W along the south line of said Lot 5 for a distance of 56.33' to a point, said point being 100' east of as measured perpendicularly to the west right-of-way line of the Florida East Coast Railway Company Right-of-Way; thence run S0°1'28"W, along a line parallel with and 100' east of as measured at right angles to the said west right-of-way line of the Florida East

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HEARING NO. 02-9-CZ10-2 (02-43)

14-54-40
Council Area 10
Comm. Dist. 6

APPLICANT: CENTURY IV, INC.

PAGE TWO

Coast Railway Company Right-of-Way, for a distance of 1,092.57' to a point, said point being 250' north of as measured at right angles to the south line of said Section 14; thence run N89°20'14"E along a line parallel with and 250' north as measured at right angles to the south line of said Section 14, for a distance of 99.98' to the Point of beginning.

LOCATION: The Northwest corner of S.W. 69 Avenue & S.W. 40 Street (Bird Drive), Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.97 Acres

RU-1 (Single Family Residential)

BU-2 (Business – Special)

IU-1 (Industry – Light)

RU-2 (Two Family Residential)

HEARING NO. 02-9-CZ10-3 (02-127)

3-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: ALICIA SCHWIEGER

AU to RU-1M(a)

SUBJECT PROPERTY: Commence at the Southwest corner of the SE ¼ of the SW ¼ of Section 3, Township 54 South, Range 39 East, of BUSINESS SECTION OF J. G. HEAD'S FARMS, Plat book 46, Page 44; thence run N1°42'43"W along the west line of said SE ¼ of the SW ¼ for a distance of 503.41' to the Point of beginning; thence continue N1°42'43"W along the aforescribed west line for a distance of 56.25' to a point; thence run N87°42'43"E for a distance of 304.44' to a point; thence run N1°42'47"W for a distance of 99.95' to a point; thence run N87°42'43"E for a distance of 280' to a point; thence run S1°42'52"E for a distance of 156.2' to a point; thence S87°42'43"W for a distance of 583.48' to the Point of beginning.

LOCATION: Approximately 120' north of S.W. 9 Terrace & west of S.W. 143 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.45 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-9-CZ10-4 (02-128)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: CASTILLIAN & ASSOC., INC.

AU to RU-1M(a)

SUBJECT PROPERTY: The north ½ of Tract 9, in Section 10, Township 54 South, Range 39 East, of J.G. HEAD'S FARMS, Plat book 46, Page 44, reserving the north 35' for road purposes.

LOCATION: The Southeast corner of theoretical S.W. 147 Avenue & theoretical S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.35 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-9-CZ10-5 (02-129)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: CASTILLIAN & ASSOC., INC.

AU to RU-1M(a)

SUBJECT PROPERTY: That portion of a tract in the plat of J. G. HEAD'S FARMS, Plat book 46, Page 44, and more particularly described as follows: All of that portion of Tract 8, lying in Section 10, Township 54 South, Range 39 East, as shown on the aforementioned plat of J.G. HEAD'S FARMS, less the east 369.5' thereof, reserving the south 18' for road purposes.

LOCATION: The Northeast corner of theoretical S.W. 147 Avenue & theoretical S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-9-CZ10-6 (02-133)

10-54-39
Council Area 10
Comm. Dist. 12

APPLICANTS: JOSE & MARIA CORTEGUERA

AU to RU-1M(a)

SUBJECT PROPERTY: The south ½ of Tract 14 of J. G. HEAD'S FARMS in Section 10, Township 54 South, Range 39 East, Plat book 46, page 44.

LOCATION: Approximately 660' north of S.W. 26 Street (Coral Way) & east of theoretical S.W. 147 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2 Acres

AU (Agricultural – Residential)
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

HEARING NO. 02-9-CZ10-7 (02-146)

15-54-39
Council Area 10
Comm. Dist. 12

APPLICANT: GIL AT CORAL WAY, INC.

EU-1 to RU-1

SUBJECT PROPERTY: The north 337' of the west ½ of Tract 13-A & the east 4.815' of the north 337' of Tract 13, in J.C. HEADS FARMS, in Section 15, Township 54 South, Range 39 East, in Plat book 46, Page 44.

LOCATION: Approximately 300' east of theoretical S.W. 144 Avenue & south of S.W. 26 Street (Coral Way), Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.9 Acres

EU-1 (Estates 1 Family 1 Acre Gross)
RU-1 (Single Family Residential)

HEARING NO. 02-9-CZ10-8 (02-169)

20-54-40
Council Area 10
Comm. Dist. 10

APPLICANTS: ROLANDO & YELINE SANS

NON-USE VARIANCE OF SETBACK REQUIREMENTS to permit an existing wood utility shed setback 0' (7.5' required) from the interior side (south) property line.

A plan is on file and may be examined in the Zoning Department entitled "Rolando and Yeline Sans," as prepared by Acosta, Gil and Cristo, Inc., dated 3/23/02 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 13, Block 17, TROPICAL ESTATES, Plat book 50, Page 98.

LOCATION: 4520 S.W. 98 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 80' x 125'

PRESENT ZONING: RU-1 (Single Family Residential)